

DRAFT MEETING MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, SEPTEMBER 10, 2012

1. CONVENE - 7:06 p.m.

2. FLAG SALUTE – Board member Knox White

3. ROLL CALL - President Zuppan, Vice-President Burton, Board members Knox White, and Köster.

Absent - Ezzy Ashcraft, and Mike Henneberry

4. MINUTES - Minutes from the Regular meeting of July 23, 2012, are held for approval due to lack of quorum.

Minutes from the Regular meeting of August 27, 2012 (Pending)

5. AGENDA CHANGES AND DISCUSSION

No changes

6. STAFF COMMUNICATIONS

6.A. Future Agendas

Andrew Thomas, Acting City Planner, provided an overview of upcoming projects.

7. ORAL COMMUNICATIONS

None

8. CONSENT CALENDAR

8.A. Zoning Administrator and Design Review Recent Actions and Decisions. A report of recent actions on minor variances, minor variances, and design review applications.

Board member Knox White motioned to approve consent calendar.

Vice Chair Burton seconded.

Motion carried, 4-0; no abstentions

9. REGULAR AGENDA ITEMS

9.A. PLN12-0265-Alameda Landing Residential Study Session - Review a Development Plan, Design Review and Density Bonus application from TriPointe Homes including 280 housing units, open spaces, a multi-use trail, streets, paseos and various public improvements on approximately 22.3 acres within the Alameda Landing Project at the intersection of Willie Stargell Avenue and Fifth Street. No action, discussion only.

Mr. Thomas provided a briefing of the project then introduced Mr. Bill Sadler with TriPointe

homes. Mr. Thomas reminded the Board this is a study session to see the preliminary plans, and to ask the community and Board for input.

Bill Sadler of TriPointe Homes gave a presentation on the Alameda Landing development.

Board member Knox White asked if there were 300 houses total including the inclusionary units or 278 units or is this based on 227 with 23 homes remaining.

Vice President Burton asked what is the percentage of units that will be 3 stories and when is that determined.

Mr. Sadler stated that they will offer the 3rd story as an option, they will pour the foundation accordingly.

Vice President Burton asked if TriPointe will pre-sell the lots.

Mr. Sadler answered yes stating the market would drive the strategy. They believe the option will be more 3 story units.

President Zuppan opened the Public Comment period

Thomas Cornille, resident, regarding the site plan, would like to ask for the preservation of the railroad Right-of-Way, which is an important route and could connect the railway across the island.

Richard Hausman, resident, requested the Board consider Universal Design in this development.

Bill Smith, Renewed Hope, asked if the affordable housing requirement is 25%. Agrees with the idea of the railway and asked for a linear park. Also agreed with the Universal Design suggestion.

President Zuppan stated that 17% of the development is affordable housing, and 24 units will be affordable apartments.

Louis Pryor, resident, stated it is a commendable design, stressed the need rental housing in Alameda citing that many residents can never afford to purchase in Alameda.

Eleanor Alperon, resident, stated she recently moved to Bayport and the development needs more parking. She stated that 3 stories are too high as many people have difficulty with stairs.

President Zuppan closed public comment.

Vice President Burton stated he wants to see more comprehensive detail before making a decision on the project. He stated it is hard to tell how large the public spaces are going to

be. Also there needs to be a landscape plan. He was glad to see the 3D rendering but feels they are not accurate. He feels that the majority of the homes should face a street or open space. He feels the drive alleys need to be more spacious and landscaped.

Board member Knox White asked about the 25% inclusionary housing requirement and why it is only 17%.

Mr. Thomas stated that in the 2007 EIR, 25% was the requirement. The development agreement with Catellus stated that if the City changes the inclusionary rules in a way that might favor the developer they will fall under the new rules. In 2010 the City adopted the Density Bonus, and that changed the 25% to 15%, which makes the requirement 15%.

Board member Knox White asked why the plan currently says 300 units, but they are building 270.

Mr. Thomas stated that the developer has ability to propose an additional 10 acres on the waterfront where they may build multi-family housing.

Board member Knox White stated that he struggles with the affordable homes being adjacent to Shinsei Gardens. He stated that although transit runs on Stargell, conversations with AC Transit have not determined actual transit routes. The City/developer needs to engage AC Transit and would like that part of the plan when it comes back. This is a neighborhood of cul-de-sacs, and would seem to develop bottleneck with no guest parking. He would like to see the development get away from the 2 car minimum.

Board member Köster asked for clarification on the railroad right-of-way on Atlantic.

Mr. Thomas stated it was built by the Navy to serve the Naval Base.

Mr. Thomas added that the overall plan has a transit shuttle service, when the first 100,000 sq. ft. of retail or the first 100 homes is completed. The shuttle will take passengers to BART and the cost will be built into the property taxes.

Board member Köster stated and echoed the same concerns as the other board members. He has concerns with the architecture and asked if he could email them to Mr. Thomas. He stated that his general comments are the plans aren't consistent, and there are zero lot lines.

President Zuppan agreed with many of the comments made. She stated that there is not enough detail in the plan. She received a comment from Anne Cook, former Board Member, stating that there is no activation in the public places and they should integrate some coffee shops, etc. The development feels like a private place and hard to get out of, and it feels cramped. She stated that the private and public areas need to look at shading issues and window views. She feels that the affordable housing is isolated from the other residential.

9.B. Study Session on Alameda Point Zoning - The Planning Board will hold a Study Session to discuss the next planning steps for the reuse and redevelopment of the former Naval Air Station at Alameda Point. No action, discussion only.

Andrew Thomas provided an update on the progress at Alameda Point. He stated that the City is still waiting for the Navy to convey the land and are hoping that will happen soon. He stated that the Historical District will pretty much stay the same except for added green space. The Town Center will be the core of Alameda Point a transit oriented district with mixed use, a visitor center and higher density. He mentioned that City has been awarded a grant from MTC for \$250k for planning of the Town Center area.

Vice President Burton asked how will the grant be used.

Mr. Thomas stated the City will hire consultants, and MTC wants them to be under contract by January 2013. The primary will be a design firm, and transit firm. Also a financial consultant will be onboard.

President Zuppan asked if there are limitations on what the City can do once they get land.

Mr. Thomas stated that some areas where the Navy did the heaviest work will never be able to be used for residential. He stated that the Tidelands is the biggest restriction, and has to be maritime oriented. Another is the western edge where the Least Terns nest.

Vice President Burton asked if there are limitations on number of housing units.

Mr. Thomas stated that if in the City exceeds 1,400 units, there is a penalty per unit to be paid to the Navy.

Motion by Board member Knox White, to hear item 9.C after 10:30pm. Seconded by Board member Köster, and unanimously approved.

President Zuppan opened the public comment period

William Smith, Renewed Hope stated that two master developers for the area stated that housing was the major anchor for the site and he is concerned about rental housing.

Carol Gottstein, Vice Chair for RAB, stated that they are currently reviewing the Veterans Administration's (VA) plans and they are moving forward with the cemetery and outpatient facility. She is wondering if the project will be under construction before the rest of the projects.

9.C. Planning Board Rules and Procedures - A discussion of the Rules and Procedures for future Planning Board meetings. No action, discussion only.

Mr. Thomas stated that he would like to change the order of meeting agendas by moving

the minutes to the end of the agenda, limit speakers to 3 minutes instead of 5 and move the future agendas item to the end of the agenda and move the Zoning Administrator/Design Review report to the consent calendar.

Board member Köster agrees that the minutes at end of agenda is a good idea. He is not sure about the speaker time.

Board member Knox White stated that he supports going to 3 minutes on speaker time, maybe if more than 5 people go to 3 min, happy going to 3 minutes and to follow what the City Council does.

Deputy City Attorney Farimah Faiz stated that the Board cannot make up your mind before public comment, they can give a hint of what they are thinking so the public can better ask the question. as long as no decision is made before hearing public comment.

Vice President Burton agrees with moving minutes to the bottom of the agenda, and limiting to 3 minutes.

President Zuppan stated she is fine with both, and would not on consent, maybe moved to the area near board communications. Dropping speaker time to 3 min, might be problematic, but dropping it to 3 min when large group is a good idea.

10. WRITTEN COMMUNICATIONS - None

11. BOARD COMMUNICATIONS – Board member Knox White stated he has received complaints about the black tarps at Alameda Landing that are full of graffiti, and residents have been walking over to paint/cover it.

12. ORAL COMMUNICATIONS - None

13. ADJOURNMENT – 10:58 pm.